

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-33863 - APPLICANT/OWNER: CANYON RIDGE
CHRISTIAN CHURCH**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be the entire width of Bronco Street, including the spandrel areas south of La Madre Way.
5. Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Vacate the Bronco Street alignment south of La Madre Way. The Canyon ridge Christian Church is the sole owner of all parcels adjacent to the subject right-of-way to be vacated. The intended future use of the subject site will be for the expansion of the existing church.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/18/90	The City Council denied a request to reclassify property (Z-0026-90) from R-E (Residence Estates) to R-1 (Single Family Residential) for proposed single-family dwelling units at the southeast corner of La Madre Way and Maverick Street. The Planning Commission recommended denial of the request.
09/06/95	The City Council approved a Special Use Permit (U-0088-95) for the church on this site at 6200 West Lone Mountain Road. The Board of Zoning Adjustment and staff recommended approval of the request
04/23/96	The Board of Zoning Adjustment denied a request for a Variance (V-0042-96) to allow a church to be 52'0" feet where 35'0" is allowed at 6200 West Lone Mountain Road.
05/15/96	The City Council approved a Plot Plan and Building Elevation Review [U-0088-95(1)] for Phase I of the church facility proposed for this site. The Board of Zoning Adjustment recommended denial on April 23, 1996. The Planning Development Department recommended approval of the request.
12/08/97	The City Council approved a Site Development Plan Review [U-0088-95(3)] for a 3,600 square-foot modular office and four proposed 1,440 square-foot modular classrooms in conjunction with this church at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
04/12/99	The City Council approved a Major Amendment [U-0088-95(4)] to an approved Site Development Plan Review [U-0088-95(3)] for an expansion of the church at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
07/12/02	The City Council approved the Review of Condition [U-0088-95(5)] for the approved Site Development Plan Review [U-0088-95(4)] to allow the modular building to remain on the site after the completion of Phase II. A condition of approval required the modular building to be removed by August 1, 2004. The Planning and Development Department recommendation was for approval.

12/13/03	The City Council approved a Site Development Plan Review (SDR-3213) for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
12/17/03	The City Council approved the request for a Review of Condition #3 and #4 (ROC-3216) of an approved Special use Permit (U-0088-95) which required the vacation of Maverick Street with all necessary cul-de-sac dedications and street improvements and required the construction of half and full street improvements for streets adjacent to the subject site and conditions #11 and #13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)], which restricted the height of the entire building to 35 feet to be measured from the average finished grade of the highest exterior feature of the building and required the creation of two half-acre parcels for future residential development in the north portion of the parcel as a buffer for the R-E (Residence Estates) homes adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
12/17/03	The City Council approved the request for a Variance (VAR-3214) to allow a church at an overall height of 77'-0" feet where 35'-0" feet is allowed at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
02/18/04	The City Council approved a General Plan Amendment (GPA-3469) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from R (Rural Density Residential) to P-F (Public Facility) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
02/18/04	The City Council approved a request to Rezone (ZON-3471) property from R-E (Residence Estates) to C-V (Civic) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
08/04/04	The City Council approved a Review of Condition (ROC-4692) of Condition Number Two of an approved Review of Condition [U-0088-95(5)] of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building by August 1, 2004. Staff recommended approval of the Review of Condition.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6132) for a review of condition #2 of an approved Review of Condition (ROC-3216) to remove the requirement to install half street improvements on the east side of maverick Street, south of La Madre Way for an existing Church located at 6200 West Lone Mountain Road.

03/15/06	The City Council approved a Required Two Year Review (RQR-11146) of an approved Review of Condition (ROC-3216) that required the recordation of a covenant for the possible future installation of half-street improvements on Bronco Street at 6200 West lone Mountain Road. The Planning Commission recommended approval of the request.
09/06/06	The City Council approved an Extension of Time (EOT-15441) of an approved Site Development Plan Review [U-0088-95(3)] that required a modular building to be removed by December 8, 2000 or whenever phase 2 is completed, whichever occurs first at 6200 West Lone Mountain Road.
09/13/07	The Planning and Development Department administratively approved a Site Development Plan review (SDR-23361) to allow a proposed flush mount Co-Location of antennas on a proposed church at 6200 West lone Mountain Road.
04/02/08	The City Council approved a Required Review (RQR-26971) of an approved Review of Condition (ROC-3216) that required the recordation of a covenant for the possible future installation of half-street improvements on bronco street at 6200 West Lone Mountain Road.
10/01/08	The City Council approved a Review of Condition (ROC-29817) for a review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building at 6200 West lone Mountain Road.
05/14/09	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #14/jb).
<i>Related Building Permits/Business Licenses</i>	
04/02/98	A building permit (#98006787) was issued for a 3,600 square-foot temporary modular building. The permit was finalized on 07/31/98.
07/14/99	A building permit (#99013706) was issued for a 1,420 square-foot temporary modular (classrooms). This permit expired on 08/27/00.
01/03/06	A building permit (#6000017) was issued for on-site improvements. This permit was finalized on 04/08/08.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
04/09/09	During a routine site inspection staff observed a well maintained church facility that is in conformance with current code requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	PF (Public Facility)	C-V (Civic)
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units per Acre)
	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential- Restricted) under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units per Acre)
	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County designation
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Convenience Store	SC (Service Commercial)	R-E (Residence Estates)
	Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
	Single-Family Residences	R (Rural Density Residential)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

A request has been received from Canyon Ridge Christian Church to vacate the Bronco Street south of La Madre Way alignment generally located at the southwest corner of La Madre Way and Bronco Street

The above property is legally described as follows:

A portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 19 South, Range 60 East, M.D.B. and being a portion of parcel 2 per File 22, Page 95 of Parcel Maps.

ANALYSIS

A) Planning discussion

This is a request to Vacate the Bronco Street alignment south of La Madre Way. The Canyon ridge Christian Church is the sole owner of all parcels adjacent to the subject right-of-way to be vacated. The intended future use of the subject site will be for the expansion of the existing church.

Condition number five of this Vacation (VAC-33863) states that, "Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation." At the present time, there is one parcel (APN 125-35-802-004) on the subject site which is zoned R-E (Residence Estates) with a R (Rural Density residential) General Plan designation, which does not match the remaining parcels at the site which are zoned C-V (Civic) with a PF (Public Facilities) General Plan designation. Before the required mapping action can take place all parcels involved must have a uniform zoning and general plan designation, which will require a Rezone and General Plan Amendment of (APN 125-35-802-004) from R-E (Residence Estates) with a R (Rural Density residential) General Plan designation to C-V (Civic) with a PF (Public Facilities) General Plan designation.

The proposed vacation is consistent with the previous Vacation of a portion of the Bronco Street alignment between La Madre Way and Lone Mountain Road under Vacation Order # 14-96 (recorded as Doc.# 970122.00654) approved by the City in 1996.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Not applicable; as it will completely eliminate Bronco Street south of La Madre Way.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the Bronco Street right-of-way was only used to access two residential properties, which will be included in the overall church site.*
- C. Does it appear that the vacation request involves only excess right-of-way?
No, the existing right-of-way was used to access residences which are no longer occupied.
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Canyon Ridge Christian Church will eventually incorporate the vacated right-of-way and the surrounding properties into its church campus.
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 6

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0